

Project #16-048 **Building Placement & Orientation Standards** **Code Amendment**

REPORT SUMMARY...

<i>Project Name:</i>	Building Placement & Orientation Standards
<i>Proponent/Owner:</i>	Community Development Department
<i>Project Address:</i>	Citywide
<i>Request:</i>	Code Amendment
<i>Type of Action:</i>	Legislative
<i>Date of Hearing:</i>	November 10, 2016
<i>Submitted By:</i>	Mike DeSimone, Director

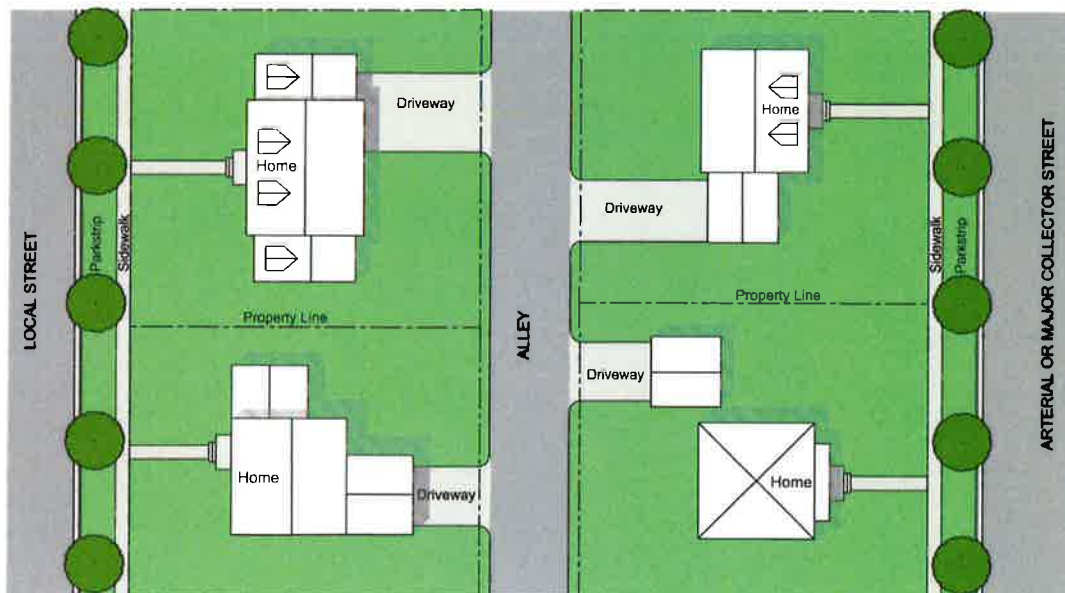
RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** to the Municipal Council for the following amendments to the Land Development Code (LDC): Section 17.14 (General Development Standards: Residential Zones).

REQUEST

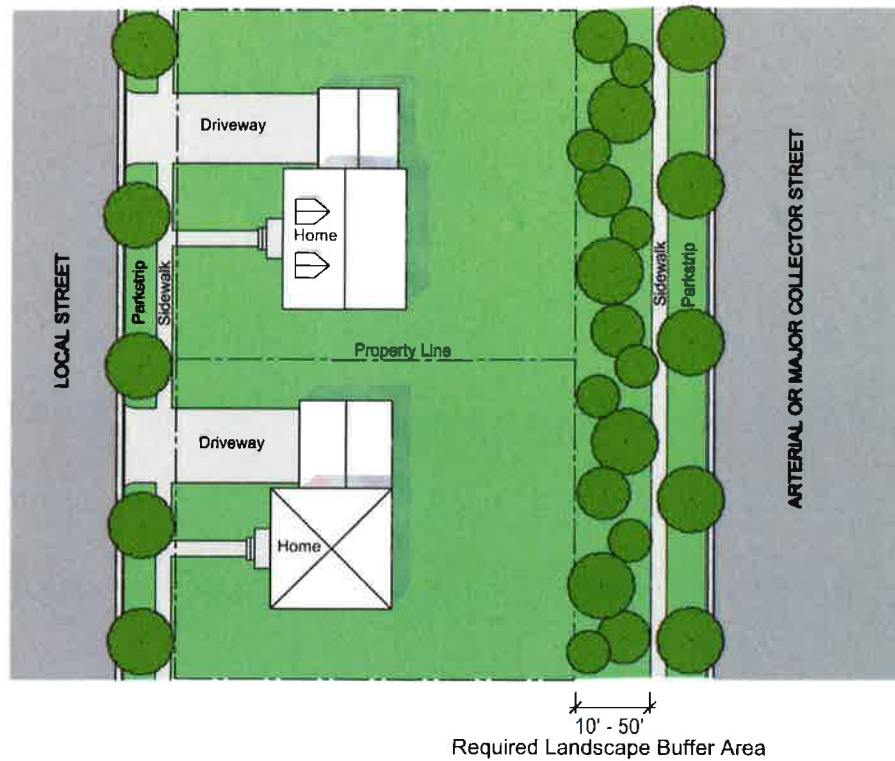
The Land Development Code states that buildings and their primary entrances shall be oriented to streets; however, in certain conditions, this may not be feasible or practical. The proposed modification to Section 17.14.020 (Building Orientation) of the Land Development Code replaces the existing figures in 17.14.020.C.6 with new figures specifying the conditions under which an alternative building orientation would be permitted. The option for using alley's (rear fed) with front facing structures has not changed. The option to create a frontage street along an arterial or major collector has been eliminated. Conditions permitting a rear facing orientation have been replaced with specific performance standards based on the anticipated landscape buffer area an applicant chooses. The proposed figures are as follows:

FRONT FACING WITH ALLEY ACCESS

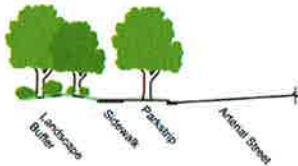


No Landscape
Buffer Required

REAR FACING

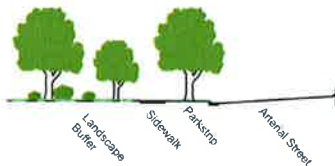


10' - 20' Wide Option



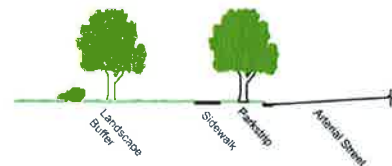
1. Street Trees Every 30 Feet On Center
2. Landscape Buffer Trees Every 20 Feet (Block Average)
3. Landscape Buffer Shrubs Every 10 Feet (Block Average)
4. 2 Foot Tall Minimum Berm

21' - 35' Wide Option



1. Street Trees Every 30 Feet On Center
2. Landscape Buffer Trees Every 30 Feet (Block Average)
3. Landscape Buffer Shrubs Every 20 Feet (Block Average)

36' - 50' Wide Option



1. Street Trees Every 30 Feet On Center
2. Landscape Buffer Trees Every 40 Feet (Block Average)
3. Landscape Buffer Shrubs Every 30 Feet (Block Average)

GENERAL PLAN

The Land Development Code was prepared and adopted to implement the vision expressed in the General Plan. These proposed amendments help clarify the overall code and simplify its administration and implementation. The proposed amendments are consistent with the General Plan.

STAFF RECOMMENDATION AND SUMMARY

Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

PUBLIC COMMENTS

As of the time the staff report was prepared, no public comments had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on October 27, 2016, posted on the City's website and the Utah Public Meeting website on November 3, 2016, and noticed in a quarter page ad on October 23, 2016.

AGENCY AND CITY DEPARTMENT COMMENTS

No comments have been received.

RECOMMENDED FINDINGS FOR APPROVAL

The Planning Commission bases its decisions on the following findings:

1. Utah State Law authorizes local Planning Commission to recommend ordinance changes to the legislative body (Municipal Council).
2. The Code Amendment is done in conformance with the requirements of Title 17.51 of the Logan Municipal Code.
3. The proposed Code Amendments are minor in nature and clarify alternative building orientation standards. These amendments do not alter the preferred street facing building orientation requirement.
4. The provisions of these amendments are consistent with the overall goals and objectives of the Logan General Plan.
5. No public comment has been received regarding the proposed amendment.

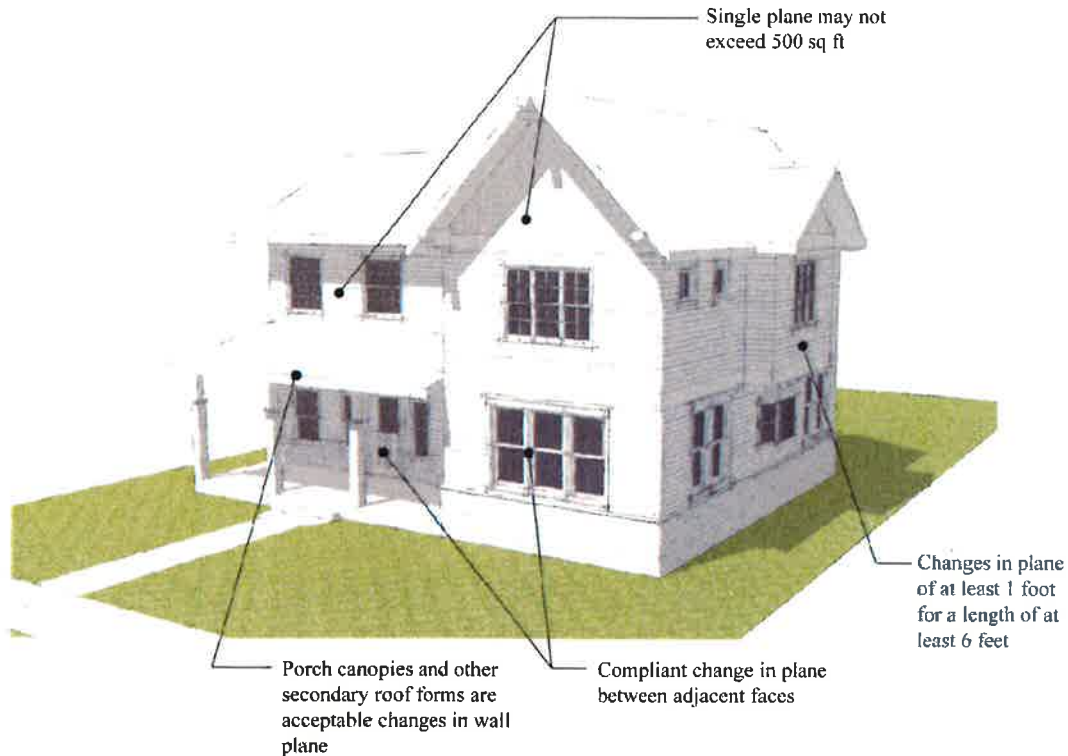
This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ **Planning Commission** ☐ **Board of Adjustment** ☐ **Board of Appeals** ☐ **Other**

Date Received 10-7-16	Received By	Receipt Number	Zone	Application Number PC 16-048
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME				
TEXT AMENDMENT – LOGAN LAND DEVELOPMENT CODE				
PROJECT ADDRESS				COUNTY PLAT TAX ID #
CITYWIDE – TEXT AMENDMENT.				-- --
AUTHORIZED AGENT FOR PROPERTY OWNER (<u>Must</u> be accurate and complete)				MAIN PHONE #
LOGAN CITY COMMUNITY DEVELOPMENT DEPARTMENT				(435) 716-9021
MAILING ADDRESS 290 NORTH 100 WEST		CITY LOGAN	STATE UTAH	ZIP 84321
EMAIL ADDRESS				
WWW.LOGANUTAH.ORG ; MIKE.DESIMONE@LOGANUTAH.ORG				
PROPERTY OWNER OF RECORD (<u>Must</u> be listed)				MAIN PHONE #
CITYWIDE				
MAILING ADDRESS		CITY	STATE	ZIP
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) AMEND LOGAN LAND DEVELOPMENT CODE CHAPTERS 17.14 TO CLARIFY BUILDING ORIENTATION STANDARDS AND REQUIREMENTS.				
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent		
		Signature of Property Owner		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.				

Figure 17.14.020.C.3: Example of Compliance with Articulation Standard

5. Front Porches/Stoops.

New single family residential construction requires either a covered front porch or covered stoop at least four (4) feet in depth sufficient to provide adequate protection from weather and to add building variation (see Figure 17.14.020.C.3).

6. Roof Type and Roof Pitch.

New single family residential construction requires a sloped roof with at least a 5:12 pitch and a minimum of one (1) foot of roof overhang.

7. Building Placement and Orientation Standards.

a. It is intended to ensure that new development is pleasant and inviting to pedestrians by placing buildings closer to the street and by making primary building entrances more visually prominent and easily accessible.

b. In cases where it is not practical to orient buildings to streets, the intent of these standards is to use a combination of setbacks and low-level screening to soften the visual impact of side or rear facing facades and to create street frontages that are inviting and pleasant for residents and passersby.



Front Porches provide weather protection and building variation while also creating a pedestrian friendly neighborhood.

17.14: General Development Standards: Residential Zones

- c. Buildings and their primary entrances shall be oriented to streets or common courtyards unless prohibited by unique site conditions (see Figures 17.14.020.C.5-4 and 17.14.020.C.5).
- d. Alternatives to these building orientation standards may be permitted for single family residential buildings fronting arterial streets, as illustrated in Figure 17.14.020.C.6.



This



Not This

Figure 17.14.020.C.4
Front Entry Oriented to Street

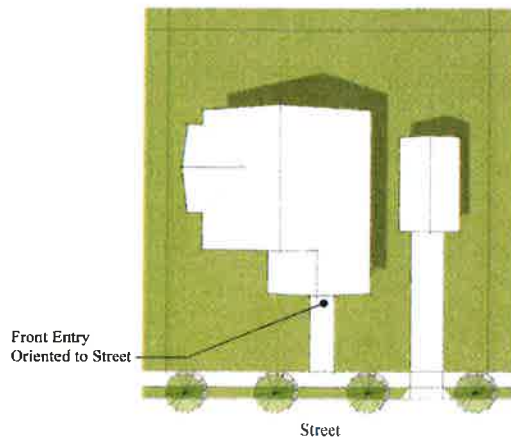
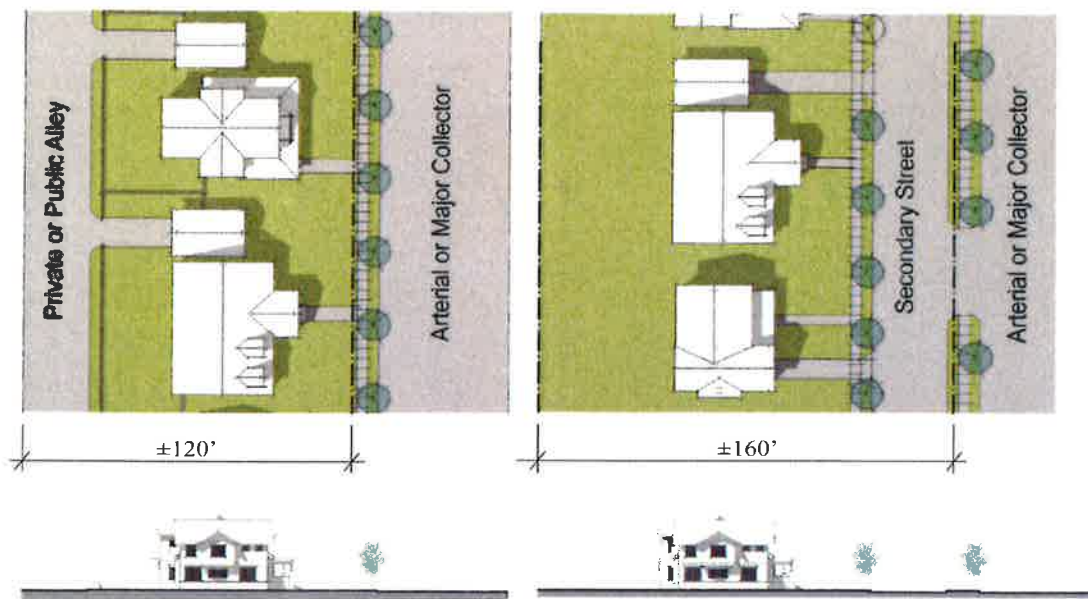


Figure 17.14.020.C.5
Front Entry Oriented to Common Courtyard

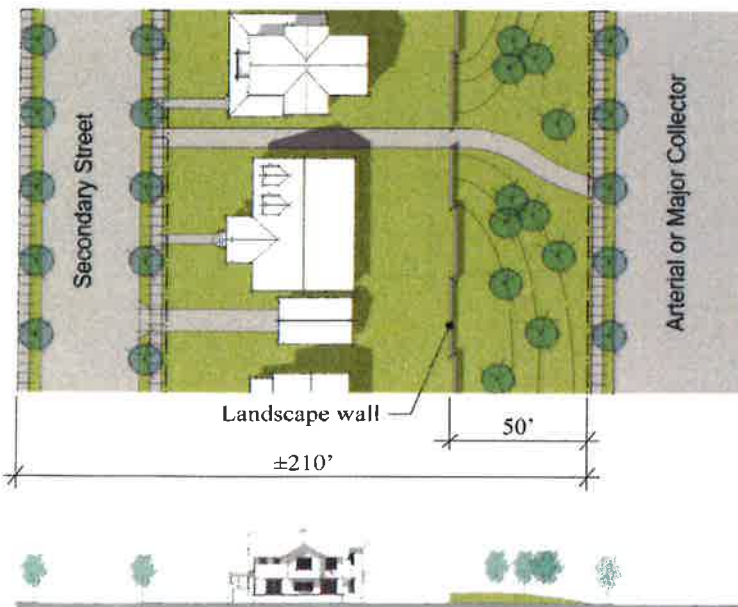


Figure 17.14.020.C.6: Building Orientation**Front Facing (standard)**

1. Front entry facing primary street.
2. Privacy enclosure in rear yard.
3. Increased front setback to 30' (min).
4. Public or private alley to meet city standard.

Frontage Road Facing

1. Front entry facing secondary frontage road.
2. Secondary frontage road may be public or private. If private, must be built to meet city standards.
3. Access limited to primary street.
4. Standard front yard setback.

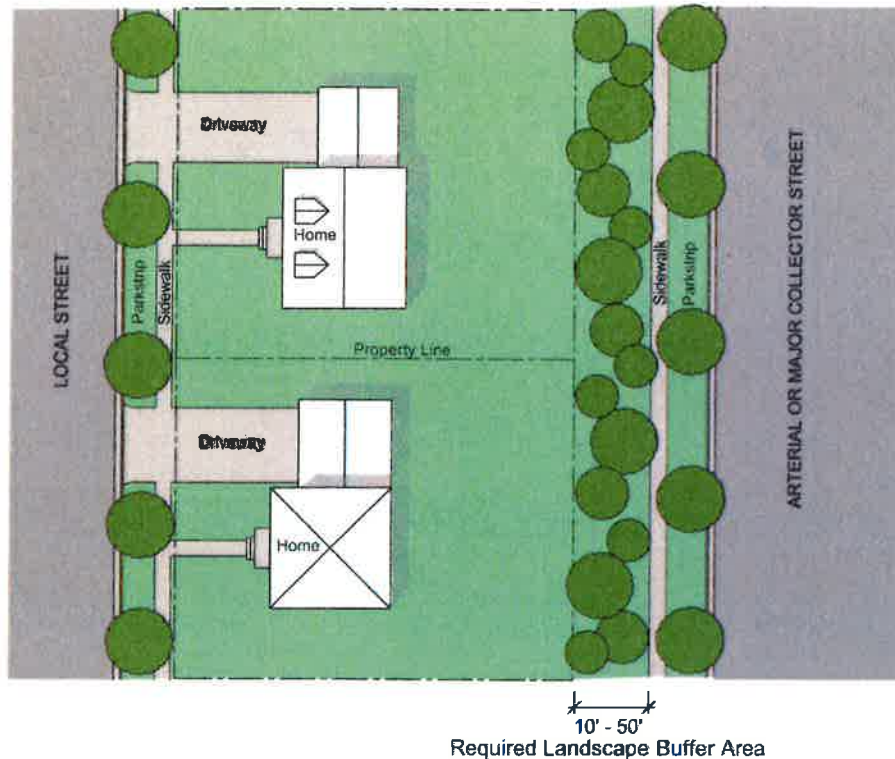
**Rear Facing**

1. 50' (min) wide landscaped screen adjacent to street.
2. Berms, tilted or undulating grade within landscape screen.
3. Pedestrian connection to sidewalk of primary street.
4. Solid masonry screen wall with articulated wall planes at property line with a 3' minimum offset.
5. 20' (min) rear yard setback.
6. Homeowners association to maintain landscaping, walls and pedestrian walkway.

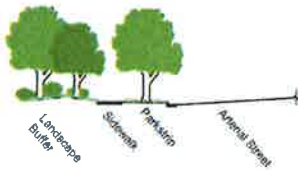
17.14: General Development Standards: Residential Zones

Replace the above graphic with the 2 following graphics

REAR FACING

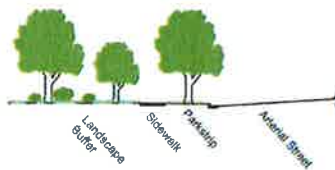


10' - 20' Wide Option



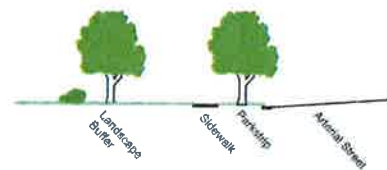
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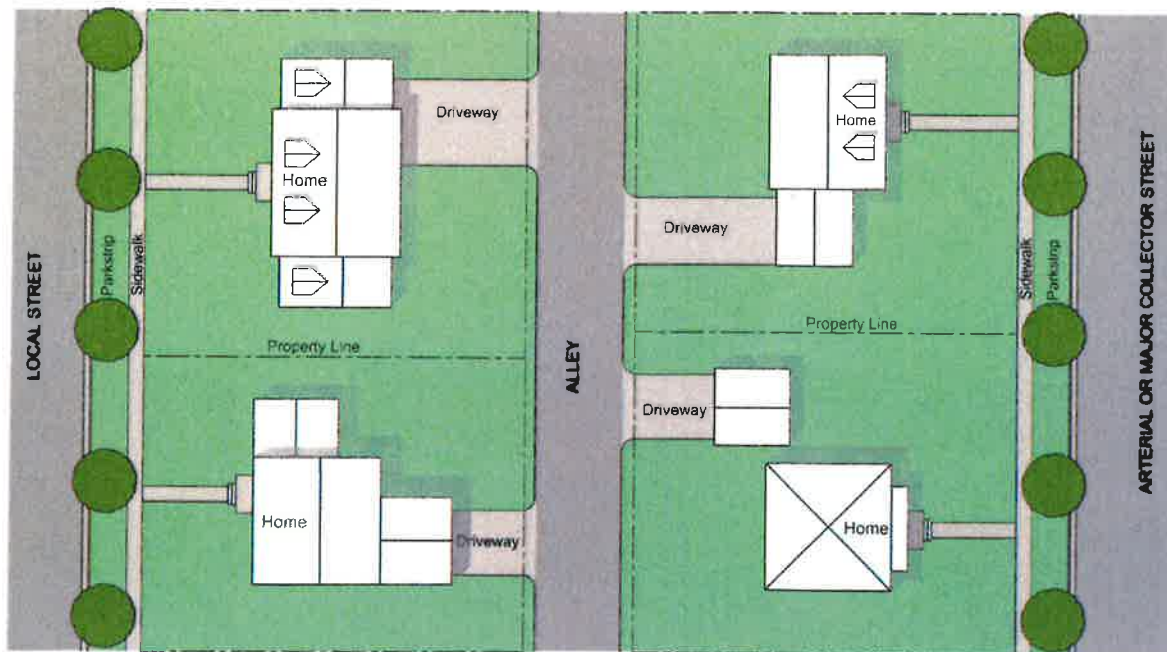
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17.14: General Development Standards: Residential Zones

FRONT FACING WITH ALLEY ACCESS



No Landscape
Buffer Required

§17.14.030 Garages, Parking, and Accessory Structures

A. Purpose.

Section 17.14.030 provides standards for the placement, orientation, and design of garages, parking areas, and accessory structures in Residential zones. It is intended to ensure that new development and street frontages are consistent with a traditional pattern of neighborhood development, in which garages, driveways, parking lots, and accessory structures are visually subordinate to primary uses, front yard setbacks are free of vehicle storage, and streetscapes are inviting to pedestrians.

B. Applicability.

The provisions of Section 17.14.030 apply to all new residential development.

C. Garage, Carport and Automobile Tent Standards.

1. Garages and other accessory structures located within the front half of a lot (street frontage) shall not exceed 50% of the total building front/street-facing elevation.
2. No individual garage or other accessory structure shall exceed 100% of the primary structure's ground floor gross floor area.



The garage is set back from the primary structure.